FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 19 70.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Kuss (NAME)	Murphree Mortgage Company (NAME)	Map 181-E
245 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 172
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hillsboro Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Kuss and wife, Glenda E. Kuss

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Cross Timbers, Section 4, as of record in Book 4175, page 54, Registers Office for Davidson County, Tennessee.

Said Lot No. 217 fronts 85.0 feet on the north side of Carriage Drive and extends back 150.0 feet on the westerly line and 150.0 feet on the easterly line to a dead line in the rear, measuring 85.0 feet thereon.

Being part of the same property conveyed to Hillsboro Homes, Inc., by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4387, page 590, Register's Office for Davidson County, Tennessee.

This is unimproved {x} improved { } property, known as 245 Carriage Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof Hillsboro Homes, Inc., has caused this instrument to be executed ~~Witness my hand this day of~~ by its duly authorized officers this 10th day of December, 1970.

HILLSBORO HOMES, INC.

ATTEST: By:

Bernard Sanderson, Vice President — Alfred Hersh, Secretary-Treasurer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alfred Hersh and Bernard Sanderson with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Secretary-Treasurer and Vice President respectively of the Hillsboro Homes, Inc. the within named bargainor, a corporation, and that they as such Secretary-Treasurer and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Alfred Hersh as such Secretary-Treasurer, and attesting the same by the said Bernard Sanderson as such Vice President

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of December, 19 70

My commission expires April 22, 1973

Linda G. Carden
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM HILLSBORO HOMES, INC.

TO James B. Kuss and wife Glenda E. Kuss

A 99161

IDENTIF. REFERENCE

DEC 14 1 55 PM '70

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 14 70	CONV	24,200.00			
DEC 14 70	S TAX		A*	62.92	
DEC 14 70	PR FEE		A*	.50	
DEC 14 70	W DEED		A*	3.00	* 66.42